

*Reclamation Bureau
Interagency Forum*

**Local Agency Planning Process
City of Rancho Cordova**



December 6, 2007

Before we begin...

A brief review of the process for local project development



What Does It Take To Build A Development Project?

- City policy and direction
- Private investment
- Supportive market
- Public facilities and infrastructure
- Community support

Stages of Review and Approval for a Development Project

- **Prior to Application**
 - Developer
- **Application Review**
 - Developer, City, Affected Agencies
- **Local Action**
 - City Council
- **Post Approval Permits**
 - Developer, Affected Agencies

Prior to Application

- **Market Analysis**
- **Due Diligence**
- **Conceptualize Project**
- **Financial Pro Forma**
- **Property Negotiation**
- **Preliminary Design and Engineering**

Application Review

- Submit initial application
- City review for completeness
- Initial routing to affected agencies
- Initial input and direction from City and affected agencies
- Project refinement
- Input from agencies and public
- Environmental review

Key Concerns of City

- Land Use
- Transportation
- Infrastructure
- Public Services
- Parks and Open Space
- Schools
- Public Safety
- Legal Defensibility
- Economics and Revenue
- Maintenance and Operations
- Community Approval

Local Action

- **Staff prepares recommendation**
 - Includes comments and recommendations from public and affected agencies
- **Planning Commission hearing**
- **City Council hearing**
- **Appeal period**

Post-Approval Permits

- **Army Corps of Engineers – Section 404**
- **U.S. Fish and Wildlife – ESA Consultation**
- **California Dept. Fish and Game – Streambed Alteration Agreement, CESA Consultation**

What Makes Development Such a Confusing Process?

- Weighing competing benefits
- Local interests vs. citywide interests
- Complexity of providing services and facilities
- Sequencing of project approvals
- Fiscal implications
- Many layers of regulations

Competing Interests

Political Arena

- Pursuing the Community Vision
- Local vs. Citywide vs. Regional interests
- Fiscal implications
- Weighing competing benefits

Sequencing of Project Approvals

- Developers naturally want to complete individual stages of review
- Permitting issues are not always resolved before City action
- The further into the review process, the more developers resist changes to their projects
- Late approval requirements can invalidate earlier approvals

Environmental Regulations

- **Water Consultations**
- **Air Quality Management District - SMAQMD**
- **Caltrans Consultation**
- **California Environmental Quality Act**
- **Streambed Alteration Agreement – DFG**
- **California Endangered Species Act - DFG**
- **National Environmental Policy Act**
- **Federal Endangered Species Act - USFWS**
- **Section 404 Permit – Army Corps of Engineers**

So, what does this all mean?

For successful
project reviews,
our mutual
agencies need
effective
coordination



Common Concerns of the City and Reclamation Bureau

- **Public safety**
- **Land use compatibility**
- **Recreation and circulation**
- **Asset protection**
- **Maintenance and operations**

Keys to Successful Partnership

- City relies upon many partners in building the community
- Understand each other's priorities and operational needs
- Conduct early reviews and consultations
- Try to avoid surprises late in a project review

What do developers need?

- Early identification of what we will require from their project
- Responsiveness within the permitting and project review process
- Avoid changing position on project requirements whenever possible
- Time is money, really!

When to Provide Input

- **Prior to application, if developer is wise**
- Formal application submittal
- Routing to affected agencies
- **Initial input and direction from City and affected agencies**
- Project refinement
- **Input from agencies and public**
- Environmental review

Questions and Comments